NEW YORK TORRENS LAW A FAILURE

and, Johnson Says Pending Amendments Would Make It Perfect.

The Torrens law, now in force in New fork State, is generally admitted to be a " according to Prof. Joseph rench Johnson. "The law was passed signally in 1908. It was amended in 1916 and again in 1916. Although the cream has been in operation nine years here are now only six titles registered more it in New York county. When mer it in New York county, where mer 15,000 instruments are recorded each year. The Torrens system has operated with marked success in Australia.

The Torrens system has operated with sarked success in Australia, Canada, many other countries, and in several of he States in this country. The plan has never falled in any country where it adopted and carried out in full, is fallure in this State is due, not to decise inherent in the system, but to our countries to adopt it completely. re to adopt it completely.

Three important causes are primarily seponable for the failure of the New York law, 1. The process of having a for law, i. the brocks of naving a side registered is needlessly expensive and slow. The cost of registering under the Torrens system is now about twice the cost of a full rate title company offer, 2. 'Official title examiners,' soalled are not official at all, but are em-plered by individuals who apply for restration of titles. 3. Neither the sum or the county is back of the 'as-sension fund.' If a mistake is made and a title is registered, depriving the righttille is registered, depriving the rightif owner of his property, he can be
supernated only to the extent of the
mount which may be in the fund. This
land is New York county now amounts

been active in the realty and insurance business of Queens for twentyfour years, and is on the advisory board
of the Corn Exchange Bank. He was
formerly president of the Long Island
City Business Men's Association. H.
Pushae Williams is president of the
First Morigage Guarantee Company,
John M. Demarest is manager of the
Sage Foundation Homes Company, and
William J. Hamilton is vice-president of
the Bank of Long Island.

Charles G. M. Thomas who has been
Graham Beach Realty Company, a tract

MORTIMER SCHIFF TO BUILD.

Plane Fine Dwelling for Fifth

Avenue Site. rtimer L. Schiff, of Kuhn, Loeb & Co., plans to erect a new residence on the site of his present home and adjoining property on Fifth avenue, just north of Seventy-fourth street. Mr. Schiff's ing property on Fifth avenue, just north of Seventy-fourth street. Mr. Schiff's house at 931 is faur stories, and last year he bought the Laying estate house at 931. He new intends improving the combined site, measuring 50x150, with a six story residence from plans by C. P. H. Gilbert. It will be of brick and limestone and will It will be of brick and limestone and will be built by John Downey.

\$120,000 NEWARK FLAT SOLD.

L. Feibleman & Co. have sold for bert C. Brown of Short Hills, N. J., the La Grange, one of the largest apart-\$120,000.

Address of Akron. O., the two frame residence at 43 Baldwin on as plot 37xi11, to Daniel Ble-big wall eccupy; also sold for Mrs.

Trabell the two family stucce or at 502, South Fifteenth street. box toom to Charles Sommer.

WOMAN IN MANY DEALS. Mrs Sar di Chumiotti has bought prop-

Montelair and vicinity valued at a 2 semi-detached house in the rough Park section, a ten room to both residence in the Park LARGER QUEENS FACTORIES.

Many Additions to Industrial Plants Put on Record.

Applications were filed last week in Queens for sixty-four new buildings, whose cost has been placed at \$285,000. Among the new projects were several industrial structures, additions to existing plants. The Nichols Copper Company will erect a large addition, 105x 114, to its plant at Hobson avenue and Halle street, in the Laurel Hill section of Long Island City. It will cost \$32,000. The Loose-Wiles Biscuit Company will add to their plant at Meadow street and Queens place a \$5,000 concrete building two stories in height.

Queens place a \$5,000 concrete building two stories in height.

St. George's Church of East Sixteenth street, Manhattan, will erect a summer sleeping bungalow and pavillon for the use of its workers and wards at 110th street and Ocean Boulevard, Rockaway Park, at a cost of \$20,000. It will be of frame construction, 200x300, and one story in height. The Congregation Derich Emmoli will erect a synagogue on the west side of Vernon avenue south of Ocean Boulevard, Arverne, at a cost of \$25,000.

The Augustinian Society, with head-

of \$25,000.

The Augustinian Society, with head-quarters at Villanova, Pa., will erect a church at the southwest corner of Flushing avenue and Union turnpike, Flushing, at a cost of \$7,000, and a rectory adjoining at a cost of \$6,500.

St. Joseph's Roman Catholic parish of Long Island City will erect a parochial school on Fourteenth avenue, north of Grand avenue, Long Island City, at a cost of \$80,000. It will be four stories and of brick. Construction is to be started immediately.

COST RESTRICTS BUILDING.

Cheaper Class of Dwellings Planned in Brooklyn.

ompensated only to the extent of the smount which may be in the fund. This midd in New York county now amounts to \$18.50.

'Origin amendments have been admented for a long time by Register Jahn J. Hopper. These are now being the Legislature at Albany. It is proposed to amend the act in several surkinlars, but we need consider only as three most important proposals. The are implifying the process of facilial significant on a set to shorten the time facilitation of titles exclusively of the samination of titles exclusively of the samination of titles exclusively of the smooth of the amendments. It is stated that the law was amended only a year ago and fast we should wait until the mew act has had a fair trial. It should be some in mind, however, that the amendment of 1916 was a compromise measure and that the compromise was made say because of the fear that no improvement could be made if all changes were insisted upon. The amendments suffined above were proposed in the Sampson-Cotillo bill in 1916, but were as included in the compromise bill which finally passed.

The Binness Property Company, which recently took over the block front of old buildings on Smith street, will begin improvement by erecting five three story brick dwellings, with stores, on the Sampson-Cotillo bill in 1916, but were as included in the compromise bill which finally passed.

The Binness Property Company, which recently took over the block front of old buildings on Smith street, will begin improvement by erecting five three story brick dwellings, with stores, on the Sampson-Cotillo bill in 1916, but were as included in the compromise bill which finally passed.

The Binness Property Company, which recently took over the block front of old buildings on Smith street, will begin improvement by erecting five three story brick dwellings, with stores, on the sample of the Register's off-the Theorem and the state of the security most of the formation of the bornes of the formation of the bornes of the formation of the bornes of the formation of t

is certainly much better than the one sew in use.

The so objected further that the centry may suffer heavily if it underties to make good any losses which cause be met by the assurance fund. The experience of Illinois and Massachusetts and of all other countries which have adopted the complete Tormes system refutes this objection. In the continuity, whereby the certificate of occupancy issued by the Building Department shall constitute a clean bill of health with regard to all orders that may be igneed by the subject that may be igneed by other departments having to do with the construction or alterating of buildings. The Lockwood-Bliefbogen law, which purposes to units to desired.

The present custom of the Building Department, whenever violations of the Building Department, whenever violations of the law have been removed, is to issue a

Election Annual law have been removed, is to issue a certificate of occupancy to indicate that such is the case. Then, after examining The committee on nominations of the Chamber of Commerce of the Borough of Queens, ex-Judge John Anderson Leach chairman, will make the following report of possensions for officers and directors for five ensuing year, at the sixth annual meeting to be held on April 19: For president, George J. Ryan; for vice-presidents, H. Pushae williams and John M. Demarest; for treasurer, with Hamilton; for members of the board of directors whose terms shall expire in 1920. Charles G. M. Thomas, John Adikes, S. B. Severtees, Stuard Hirschman and William P. Myers.

George J. Ryan, nominee for president, is a native of Queens county. He has been active in the realty and indent, is a native of Queens county. He has been active in the realty and insurance business of Queens for twenty-four years, and is on the advisory board.

William J. Hamilton is vice-president of the Bank of Long Island.

Charles G. M. Thomas, who has been president for the past two years, is renominated as a member of the board of directors. John Adikes of Jamaica is also renominated. S. B. Severson is general manager of the Manhattan and Queens Traction Corporation, and William P. Myers is vice-president of the land of the property lies beach front into a high class bungalow colony and will be lam P. Myers is vice-president of the New York Couch Bed Company. Stuard Hirschman is a capitalist with large the reaction of fifty bungalows soon. The new owners have been using part of Hirschman is a capitalist with large the tract, under lease, as an aviation investments in Girschman.

OPPOSED TO MORE POWER.

The Real Estate Board's committee legislation, in opposing a number of bills affecting real estate, lays special emphasis on Assemblyman Marsh's bill providing for the vacating of tenement houses on the certificate of an inspector ratting such tyrannical power in the hands of an inspector.

BUYS SHORT HILLS HOMESITE. J. Sterling Drake has sold for Arthur Grange, one of the largest apartopuses in the Lincoln Park secNewark N. J., to the New Jersey
Company It is a seven story
Company It is a seven story
afteriment, 50 feet front and
at \$120,000.

ris avenue and Washington street for the estate of Ogden Goelet. It will cost

WALKER ST. LOFT SOLD. William E. Morgan has sold the six story loft building, \$1 and \$11/2 Walker Montelair and vicinity valued at story loft building, 31 and 6172 values, through the Simpson-Merritt street, near Cortlandt alley, on plot 362 y of Montelair, N. J., and Carl 160, for the Nitton Realty Corporation verona, N. J. Her purchases to an investing client who gave as part a semb-detached house in the payment twenty-two lots on Rockkway

and Lott avenues, Brooklyn. threet section, a residence at Park average in Orange; hus and Washington terrace, in Orange; has a fine room residence on Hilliside avenue, verous, and a large building plot adjacent to the Decalur Sawyer estate, in Montelair. The properties were sold by Dr. John T. Eddy of Newark.

WAREHOUSE ON DITCHARD on the New York was sold a lot, 25x100 feet, on the north side of Dyckman street, 200 feet west of Prescott avenue, to the Dyckman Van Company, who will improve it with a five story warehous.

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(Large Frontage on Oyster Bay Harbor)

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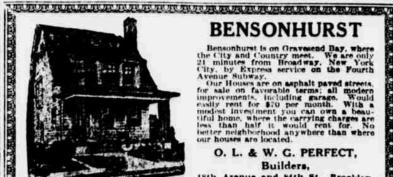
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ATTRACTIVE water front all year resi-ATRACTIVE water front all year residence of hollow tile—11 rooms, 3 baths. Unobstructed view Harbor and Sound. Private Beach and Anchorage. Address of phone Stanley M. Seaman, Stamford, Conn., owner.

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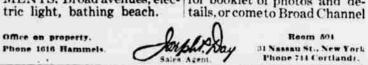
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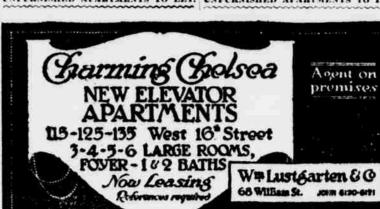
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